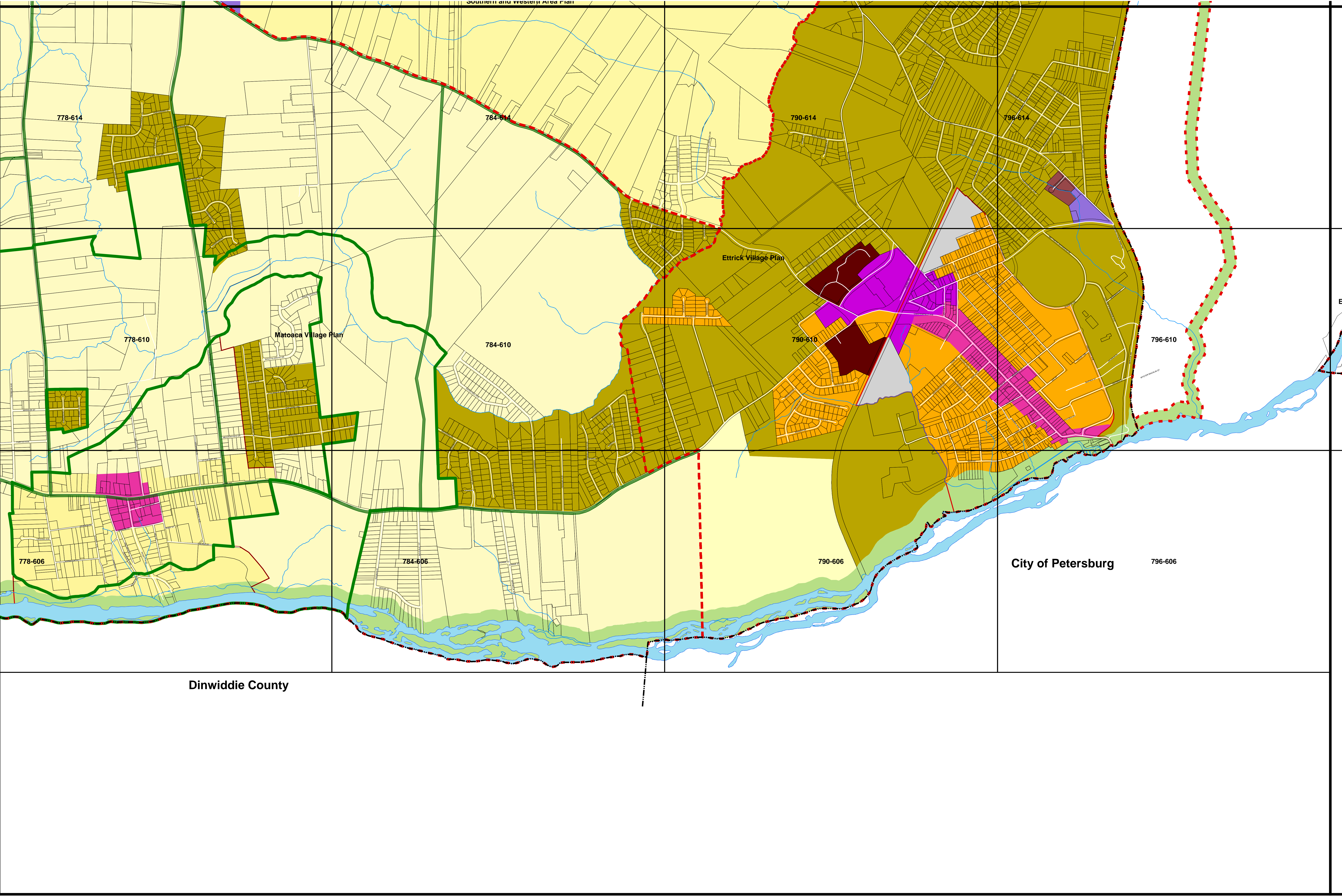


# CHESTERFIELD COUNTY, VIRGINIA

## LAND USE PLAN MAP 45

KEY  
Refer to Plan text for full definition

# See Notes Below



### Ettrick Village Plan

(Adopted Date: January 14, 2004)

- Residential 1.0 or less u/ac.
- Residential 2.5 or less u/ac.
- Residential 4.0 or less u/ac.
- Residential 7.0 or less u/ac.
- Residential 7.0 or more u/ac.
- Neighborhood Convenience
- Community Mixed Use
- Village Commercial
- Light Industrial
- Conservation/Recreation

### Matoaca Village Plan

(Adopted Date: November 12, 2003)

- 1-5 acre lots (Suited for R88 )
- Residential 1 unit/acre or less
- Residential 1.5 units/acre or less
- Residential 2.5 units/acre or less
- Village Commercial
- Conservation/Passive Recreation
- Matoaca Village Core
- Green Belt
- Scenic Corridor

### Southern & Western Area Plan

(Adopted Date: November 12, 2003)

- 1-5 acre lots; suited to R-88 zoning
- 1.01-2.5 units/acre
- 2.51-4.0 units/acre
- Neighborhood Mixed Use Center
- Community Mixed Use Center
- Regional Mixed Use
- Refer to Intersection Map Details
- Recreation/Linear Trails
- Rural Conservation Area
- Pocahontas State Park

### NOTES

#### The Ettrick Village Plan

##### Note 1:

##### All Land Use Categories

Additional multi-family and/or townhouse zoning and/or developments, including condominiums, would not be appropriate in this geography due to the existing numbers of multi-family and rental units prevalent throughout this geography.

##### Note 2:

##### Light Industrial

Moderate (1-2) industrial and retail services uses are not appropriate due to the limited size of these areas and to the proximity of adjacent residential developments and uses.

#### The Matoaca Village Plan

##### Note 1:

##### Scenic Corridors Green Belt Village Core

##### Residential 1 unit/acre or less

Residential development in areas suggested on the plan for residential use of 1 unit per acre or less should conform to conservation subdivision development standards.

##### Note 2:

##### Village Core

Special design guidelines, as well as a mix of uses that promote a sense of community and place, would be appropriate for new development or redevelopment within the village core.

#### The Southern and Western Area Plan

##### General Note

With in all land use categories, zoning requests should be analyzed to determine the impacts of individual uses on existing and anticipated area development. If compatibility problems are anticipated, they should be addressed during the zoning process or by requesting a less intense classification.

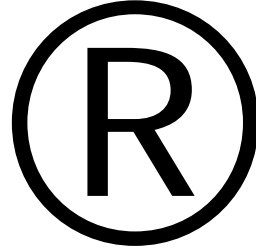
The notes geographies are generalized.  
For more information, please contact  
Chesterfield County Planning Department.

The Code of Virginia states "the comprehensive plan shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature shown on the plan." Recommended land use boundaries shown here should therefore be considered generalized. Zoning change recommendations based on this plan may take into consideration other factors not addressed in this plan. These boundaries and the future development potential of any property based on the recommendations of this plan should be confirmed with the Chesterfield County Planning Department. The maps contained in the comprehensive plan are dynamic and in a continuing state of review and upgrade.

This is a ArcGIS map  
prepared by Chesterfield County  
Planning Department

Date: August 2006

- County Boundary
- Plan Boundary
- Index
- Parcels



0 0.3 0.6  
Miles

